

Chapter 5
COASTAL MANAGEMENT ELEMENT
4/2006

GOAL 1:	To guide development in such a manner that coastal resources will not be damaged or destroyed.
OBJECTIVE 1.1:	The coastal resources of Gulf County, including wetlands, living marine resources, coastal barriers, and wildlife habitats, shall be protected, conserved, or enhanced through the implementation of land development regulations, and by implementing Policies 1.1.1 through 1.1.10.
POLICY 1.1.1:	In conjunction with the Comprehensive Plan evaluation and appraisal process, the County will review its permitting and enforcement procedures to ensure compliance with State and Federal regulatory programs and to ensure adequate protection of the County's coastal resources.
POLICY 1.1.2:	Gulf County shall protect the quality and quantity of groundwater and surface water in the coastal area by requiring that all new development comply with the permitting regulations of the Department of Environmental Protection and the Northwest Florida Water Management District.
POLICY 1.1.3:	The wildlife habitats protected by State-owned lands adjacent to the Apalachicola River shall be enhanced by restricting high density development adjacent to these sites by requiring future development to be consistent with the land use designations contained on the Future Land Use Map.
POLICY 1.1.4:	Gulf County will continue to explore alternatives for the restoration or enhancement of disturbed or degraded coastal resources; and maintain a prioritized inventory of restoration or enhancement needs; and identify potential implementation procedures.
POLICY 1.1.5:	Gulf County will continue to promote a program of community awareness to prevent future disruptions and degradations of coastal resources.

POLICY 1.1.6:	Gulf County Land Development Regulations shall enforce the established Coastal Construction Control Line in establishing shoreline development guidelines.
POLICY 1.1.7:	Gulf County land development regulations shall ensure that all development on St. Joseph Spit and Cape San Blas are compatible with that area's natural resources.
POLICY 1.1.8:	Gulf County will continue to enforce County Ordinance 87-03, which regulates vehicular traffic on public beaches.
POLICY 1.1.9:	Gulf County land development regulations will be consistent with FEMA-based and State set back line standards.
POLICY 1.1.10:	To promote the protection of marine life, including sea turtles, bird nesting and migrating game fish, all construction seaward of the Coastal Construction Control Line (CCCL) will be permitted by the Florida Department of Environmental Protection for regulatory compliance before Gulf County will issue a county building permit.
POLICY 1.1.11:	<p>Black's Island is a non-coastal barrier island located in St. Joseph's Bay. The vegetation (native cabbage palms) on Black's Island represents a unique coastal wildlife habitat in Gulf County. The native cabbage palms play a crucial role in stabilizing the Island and preventing erosion. Gulf County shall maximize the protection of the vegetation on Black's Island by limiting land uses and implementing development standards as follows:</p> <p>The 50-foot buffer established in Policy 1.1.10 of the Future Land Use Element of this Plan shall apply to proposed structures on Black's Island except where the development meets the following criteria:</p> <ol style="list-style-type: none"> 1. New structures are located in existing open areas and the setback of the structures from the shore line is maximized and in no case shall be less than 15 feet and must not impact Outstanding Florida Water ("OFW") stormwater standards; or 2. New structures are located in the footprint of existing structures or previously razed structures evidenced by

<p>POLICY 1.1.11: Continued</p>	<p>foundation remains; and</p> <ol style="list-style-type: none"> 3. To the maximum extent possible impacts on existing trees will be avoided. However, if any trees within the 50-foot setback encroach on the existing open areas or footprints of existing structures or previously razed structures where new structures will be located, then said trees shall be relocated on Black's Island; and 4. Other native vegetation on Black's Island shall be left undisturbed to the greatest extent practicable; and 5. Structures shall be constructed to meet or exceed FEMA and County flood elevation requirements, withstand as a minimum storm force winds of 120 mph sustained winds, 140 mph 3-second gust and conform to the Florida Building Code. 6. Innovative techniques to control stormwater discharge shall be used and include retention of natural vegetation (no turf grass), installation of berms to prevent direct discharge of stormwater to St. Joseph's Bay, installation of gutter systems discharging into micro-treatment areas, and the use of pervious surfaces for all foot paths and walkways. No impervious pathways, walks, roads, parking areas, etc., will be permitted or allowed beyond what is required to meet ADA minimum compliance. Any and all stormwater runoff will be treated to OFW standards or greater. No developments will be permitted that can reasonably be expected to cause short or long term violations of State water quality standards. All construction plans will be certified by a Florida registered engineer or architect that stormwater runoff is designed to meet OFW standards. 7. Wastewater treatment shall be provided at an advanced treatment level which will be designed to protect OFW standards and may include multiple system aerobic or other advance treatment systems; and prior to development, a monitoring and maintenance plan shall be prepared that meets required County and/or DEP approval. Any treatment systems that are dependent upon electrical power shall have back-up electrical service. 8. Prior to development, an emergency evacuation plan will be prepared and submitted to Gulf County.
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<p>POLICY 1.1.11: Continued</p>	<p>9. New development on Black’s Island shall be commercial in nature and limited as follows:</p> <ul style="list-style-type: none"> a. No more than 25 individual hotel/resort units no larger than 1300 square feet in habitable area; b. The combined area of all hotel/resort units shall not exceed 32,500 square feet of habitable area; c. A community center/main resort building shall not exceed 8500 square feet of habitable area and shall not be located within the 50-foot setback established by Policy 1.1.10 of the Future Land Use Element. d. No additional docking facilities or marinas for motorized vessels will be constructed. Repair or maintenance of the one (1) existing dock for motorized vessels and 3 (three) authorized docks for non-motorized vessels will be allowed, subject to requirements of the regulatory permitting agencies. The applicant will take no actions that cause the area in the vicinity of Black’s Island to be down-graded with regard to its shellfish harvesting classification; e. All guests with private watercraft will be issued educational materials that will outline safe boating practices that will provide the highest protection for the Bay’s ecology, especially the seagrass communities along the water access to Black’s Island.
<p>OBJECTIVE 1.2:</p>	<p>Gulf County shall maintain or improve estuarine environmental quality by requiring all development to be consistent with State and Federal permitting requirements and by implementing Policies 1.2.1 through 1.2.2.</p>

POLICY 1.2.1:	Development on St. Joseph Spit, Cape San Blas, and the Coastal High Hazard area south of Port St. Joe shall be consistent with the currently adopted policies of the Department of Environmental Protection and the St. Joseph Bay Aquatic Preserve Management Plan.
POLICY 1.2.2:	Gulf County will not issue permits for activities which would adversely impact the Apalachicola Bay Estuary in neighboring Franklin County by requiring developers to obtain all applicable local, State and Federal permits prior to issuance of County building permit.
OBJECTIVE 1.3:	Gulf County shall implement criteria for prioritizing shoreline uses which give priority to water-dependent and water-related uses.
POLICY 1.3.1:	Gulf County shall implement land development regulations which identify standards for shoreline development, establish priorities for shoreline land uses, and provide for siting water-dependent and water-related uses.
POLICY 1.3.2:	Gulf County will support the orderly development and use of the Port of Port St. Joe to create economic and employment opportunities by cooperating with the City of Port St. Joe and the Port Authority. The Port is located partially within unincorporated Gulf County and partially within the City of Port St. Joe. Any development within the Port shall be consistent with Gulf County's Future Land Use Map for the unincorporated area and with the City of Port St. Joe's Future Land Use Map for the incorporated lands.
POLICY 1.3.3:	The Port of Port St. Joe Master Plan, dated February 2003 and approved by the Port of Port St. Joe Port Authority, a copy is available in the Gulf County Planning and Building Department, and by this reference incorporated herein, is hereby adopted into the Coastal Management Element of the Gulf county Comprehensive Plan.
POLICY 1.3.4:	Permit applications for marinas shall include evidence of land use compatibility, availability of upland support services, existing protective status or ownership, a hurricane contingency plan, protection of water quality, water depth, environmental disruptions and mitigation actions, availability for public use, and economic need and feasibility.

OBJECTIVE 1.4:	Gulf County shall protect beach and dune systems by enforcing construction standards which minimize the impacts of development on these systems and promotes shoreline restoration.
POLICY 1.4.1:	The County will enforce building code requirements to eliminate unsafe conditions in the coastal area.
POLICY 1.4.2:	Development within coastal floodplains shall be in accordance with Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NIFP) elevation guidelines to reduce exposure to hazards.
POLICY 1.4.3:	The alteration of beaches and primary dunes will be prohibited unless a prior determination has been made by the Board of County Commissioners that no reasonable alternatives exist, that adequate mitigation measures are taken and that the project is necessary to protect the health, safety, and general welfare of the citizens of Gulf County.
POLICY 1.4.4:	New sanitary sewer facilities in the hurricane vulnerability zones shall not be issued a permit unless approval is given by the County Health Department that the facility can withstand hurricane impacts in accordance with Federal Emergency Management Agency regulations.
POLICY 1.4.5:	Any new construction of vertical seawalls will be prohibited in coastal areas, exempting bridge construction, commercial and industrial water dependent uses and port related activities. The County will encourage the use of native vegetation, rip-rap, and other innovative shoreline stabilization techniques which minimize shoreline erosion.
POLICY 1.4.6:	To promote protection of coastal dune systems landward of the Coastal Construction Control Line (CCCL), no construction activity for a new subdivision may commence before a development order is issued.
OBJECTIVE 1.5:	Gulf County shall continue to provide Gulf County residents access to the beach or shoreline, through public and private recreation sites, by implementing policies 1.5.1 through 1.5.6.

POLICY 1.5.1:	Land Development regulations will require that all new Gulf front development and major re-development include dune walkover structures to provide beach access and dune protection.
POLICY 1.5.2:	The majority of physical public access to beaches and shorelines in Gulf County will continue to be provided by the State through the St. Joseph Peninsula State Park.
POLICY 1.5.3:	The County will monitor development activities and as necessary will enforce the public access requirements of the Coastal Zone Protection Act of 1985 by requiring that when established public access sites are removed from public use due to coastal development, the developer must provide an alternative public access route.
POLICY 1.5.4:	Gulf County will maintain existing parking facilities at public beach or shoreline access points to avoid future parking deficiencies.
POLICY 1.5.5:	Beaches re-nourished at public expense will be made available for public use consistent with all beach access regulations that are applicable.
POLICY 1.5.6:	Gulf County will seek adequate parking facilities for County-owned public beach access facilities.
OBJECTIVE 1.6:	Gulf County will implement Land Development Regulations which encourage the protection, preservation, or sensitive reuse of historic resources.
POLICY 1.6.1:	Gulf County will continue to cooperate with the Florida Department of State, Division of Historical Resources, in the identification of historic and archaeological resources in the County.
POLICY 1.6.2:	Sensitive reuse of historic resources will be given preference in permitting decisions over activities that would damage or destroy the resource.

POLICY 1.6.3:	Gulf County will implement building standards and guidelines for the preservation or adaptive reuse of historic resources.
OBJECTIVE 1.7:	Levels of service, areas of service and phasing of infrastructure in the coastal area shall be consistent with the levels of service and capital improvements programming adopted elsewhere in this plan.
POLICY 1.7.1:	Development in the Coastal area will be consistent with the goals, objectives, and policies of the Future Land Use Element and the Capital Improvements Element regarding the provision of infrastructure.
OBJECTIVE 1.8:	Gulf County will coordinate coastal resource protection with adjacent local governments by implementing Policy 1.8.1.
POLICY 1.8.1:	Gulf County will continue to participate in meetings with Bay and Franklin Counties to review pertinent development regulations and Comprehensive Plan goals, objectives, and policies for the purpose of ensuring consistency with regard to siting water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.
GOAL 2:	To protect human life and limit public expenditures in areas subject to destruction by natural disasters.
OBJECTIVE 2.1:	Gulf County shall limit high intensity development in the Coastal High Hazard Area to necessary water-dependent uses.
POLICY 2.1.1:	“Coastal High Hazard Areas” (also “high-hazard coastal areas”) means the evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.
POLICY 2.1.2:	The County will implement land development regulations that limit high intensity development in the CHHA except for water-dependent and water-related industrial and commercial uses.

OBJECTIVE 2.2:	County expenditures that subsidize development permitted in the Coastal High Hazard Area subsequent to the adoption of the Comprehensive Plan shall be limited to those developments that can provide evidence of natural disaster mitigation planning and design of those activities which restore or enhance natural resources or vital public services/facilities.
POLICY 2.2.1:	County expenditures for infrastructure improvements in the Coastal High Hazard Area will be limited to those necessary to protect human health safety or those necessary to protect environmental quality.
POLICY 2.2.2:	Public expenditures for subsidization of private development on barrier islands, beach and dune systems, or flood prone areas shall be limited to those developments which can furnish evidence that natural resources will not be unwarrantably damaged and that the development is designed to withstand coastal storms of Category 1-3 hurricane intensity.
OBJECTIVE 2.3:	Gulf County will maintain or reduce hurricane evacuation times, as identified in the current Comprehensive Emergency Management Plan (CEMP), by implementing Policies 2.3.1 through 2.3.5.
POLICY 2.3.1:	Gulf County will coordinate with the State Department of Transportation to alleviate transportation constraints on hurricane evacuation on SR 71 at Wewahitchka.
POLICY 2.3.2:	Gulf County shall maintain a prioritized list of road improvements necessary to alleviate transportation constraints on hurricane evacuations routes.
POLICY 2.3.3:	The Gulf County CEMP will be reviewed and updated annually by the Gulf County Emergency Management Office.
POLICY 2.3.4:	Gulf County will limit the sitting of group homes, nursing homes, or other uses which have special evacuation requirements in the Coastal High Hazard Area.

OBJECTIVE 2.4:	Gulf County will implement post-disaster redevelopment plans which identify guidelines for dealing with the aftermath of disasters. The main objective of this post-disaster redevelopment plan will be to reduce the future exposure of human life and public and private property to natural hazards.
POLICY 2.4.1:	The County's post-disaster redevelopment plan will distinguish between immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities.
POLICY 2.4.2:	The County Emergency Management Director shall make recommendations to the Board of County Commissioner as needed regarding Comprehensive Plan and Ordinance amendments to ensure consistency with the hazard mitigation annex of the local CEMP and applicable existing inter-agency hazard mitigation reports.
POLICY 2.4.3:	Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events.
POLICY 2.4.4:	If rebuilt, structures which suffer substantial damage as defined in the Gulf County Flood Damage Prevention Ordinance shall be rebuilt in accordance with the requirements of that ordinance.
POLICY 2.4.5:	The County will enforce land development regulations which include provisions for phasing out inappropriate coastal land uses as part of economic redevelopment and post-disaster redevelopment activities.
POLICY 2.4.6:	The County Emergency Management Department will maintain an inventory of areas which have experienced repeated damage in coastal storms.
POLICY 2.4.7:	Gulf County will limit public expenditures in areas that have received repeated damage in coastal storms except for those expenditures necessary to protect human health and safety or to protect natural resources.

POLICY 2.4.8:	The County will a redevelopment plan for the Highland View and Oak Grove communities in conjunction with post disaster redevelopment activities.
POLICY 2.4.9:	Gulf County will identify areas which have experienced repeated coastal storm damage and will use the Flood Plain Management Plan and Flood Ordinance to regulate the rebuilding of damaged structures.